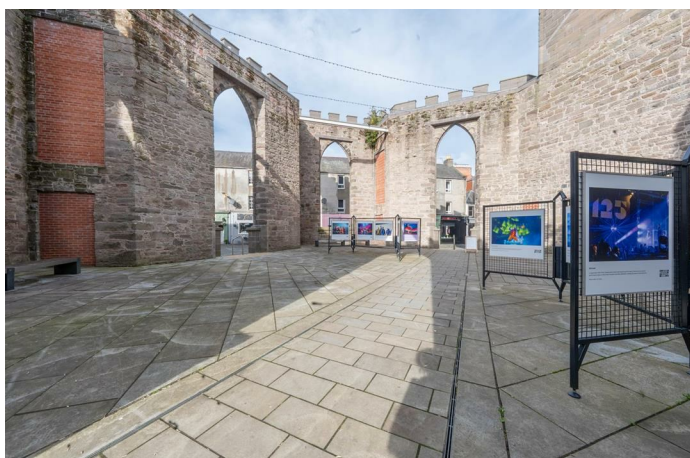


Simple Approach



**3A St. Pauls Square, Perth
PH1 5QW**

Offers over £99,500

Nestled in the heart of Perth, this charming first-floor flat on St. Pauls Square offers an exceptional opportunity for both first-time buyers and savvy investors. With two well-proportioned bedrooms and a comfortable reception room, this property is designed to provide a bright and inviting living space.

The flat benefits from electric heating, ensuring warmth and comfort throughout the year. Its prime location in the city centre means that you are just a short stroll away from a variety of shops and delightful cafes, making it perfect for those who enjoy the vibrancy of urban living.

This property is not only appealing for its modern conveniences but also for its potential as a lucrative investment in a highly sought-after area. Whether you are looking to make your first step onto the property ladder or seeking a promising addition to your investment portfolio, this flat is a wonderful choice.

Do not miss the chance to view this delightful home in a location that truly has it all.

Living room

16'0" x 13'6" (4.89 x 4.14)

Kitchen

11'6" x 6'9" (3.52 x 2.07)

Bedroom One

6'10" x 11'10" (2.09 x 3.61)

Bedroom Two

14'8" x 7'9" (4.49 x 2.38)

Family Bathroom

6'10" x 4'10" (2.09 x 1.48)





- First Floor Property In A Very Sought After Location
- Electric Heating & Double Glazing
- Think this might be the property for you? Contact our mortgage team to discuss your options!
- Two Generous Bedrooms
- Ideal For First-Time Buyers Or Investors
- Bright & Spacious Lounge
- Walking Distance To Shops, Cafes & Transport Links



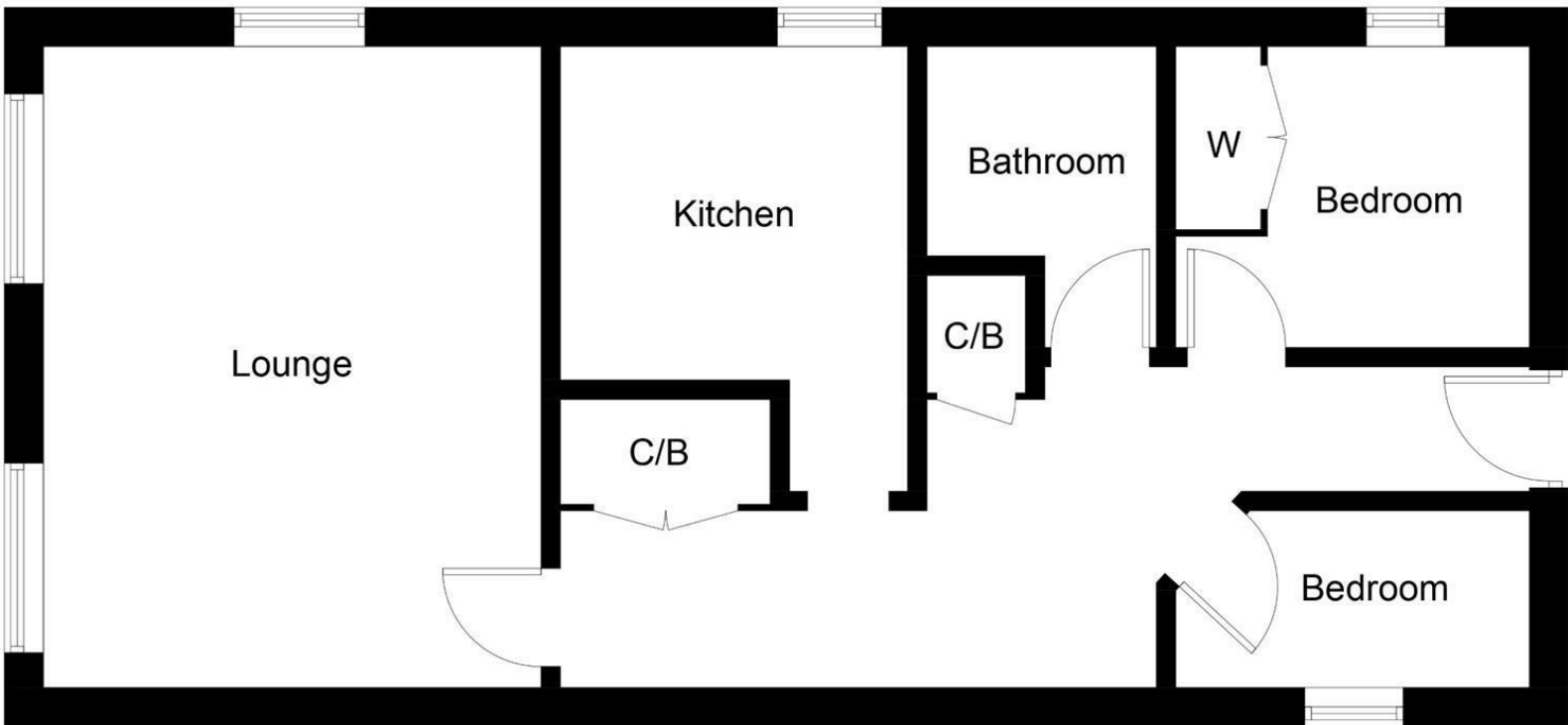
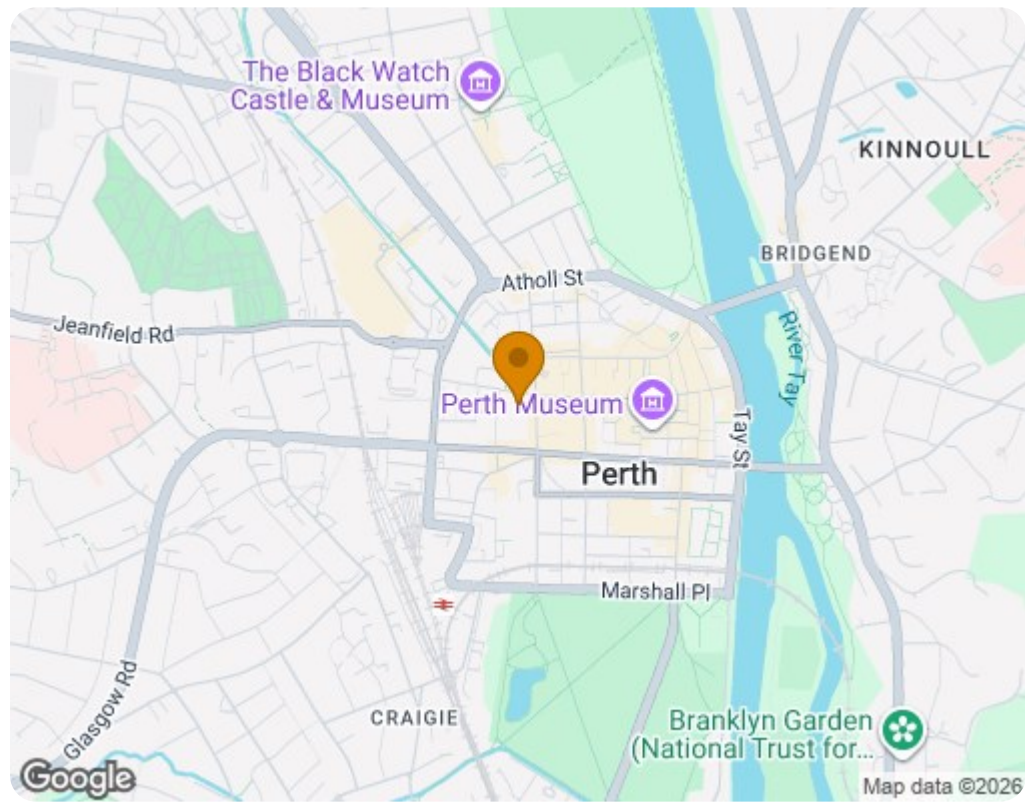


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331281)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	89	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC		